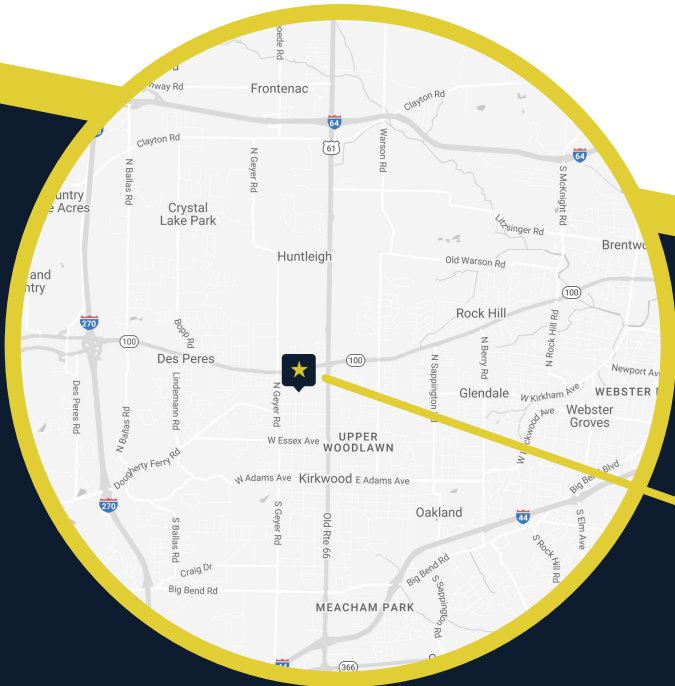


RETAIL OR FLEX BUILDING FOR LEASE

in High Trafficked
Kirkwood Area Facing
Manchester Road



11022 Manchester Road
Kirkwood, MO 63122

18,534 SF (Divisible)



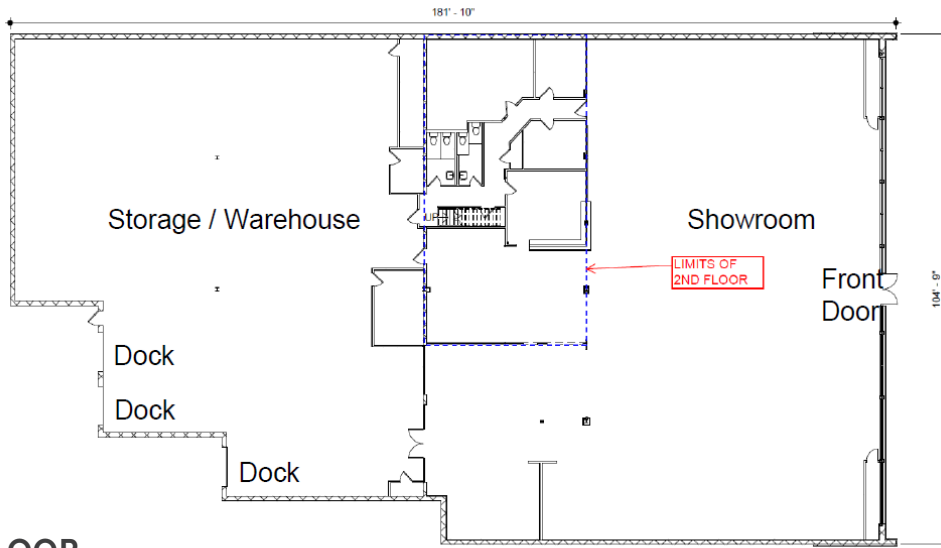
PROPERTY FEATURES

- 18,534 SF free standing building located in the heart of Kirkwood near the intersection of Manchester Road and Lindbergh Boulevard
- Rare opportunity for flex, single-tenant or conversion to multi-tenant retail, and/or medical-office space
- Large showroom facing Manchester Road with ample retail parking
- 3:1,000 SF parking ratio (expandable)
- Newly installed roof with new HVAC, parking lot, and exterior landscaping underway
- 3 Docks in rear of building
- Zoned B-4 Planned Commercial District

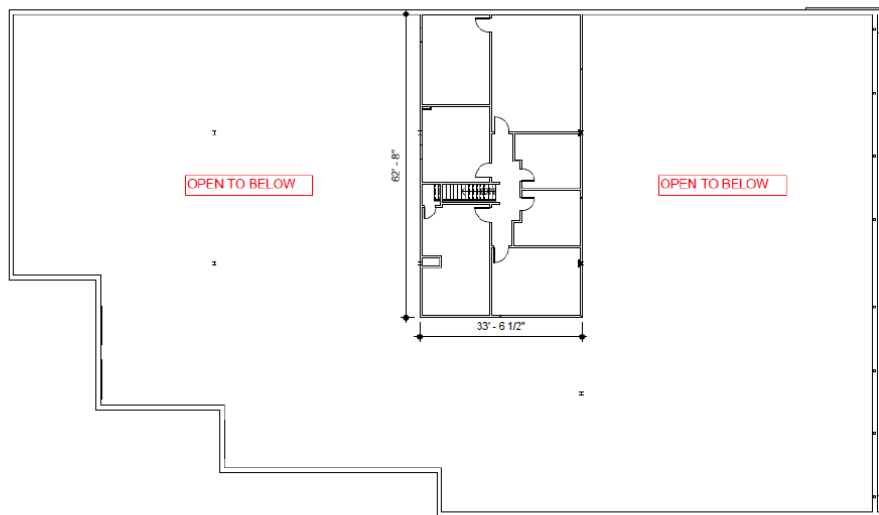
**Contact
Broker
for Pricing**



FLOOR & SITE PLANS



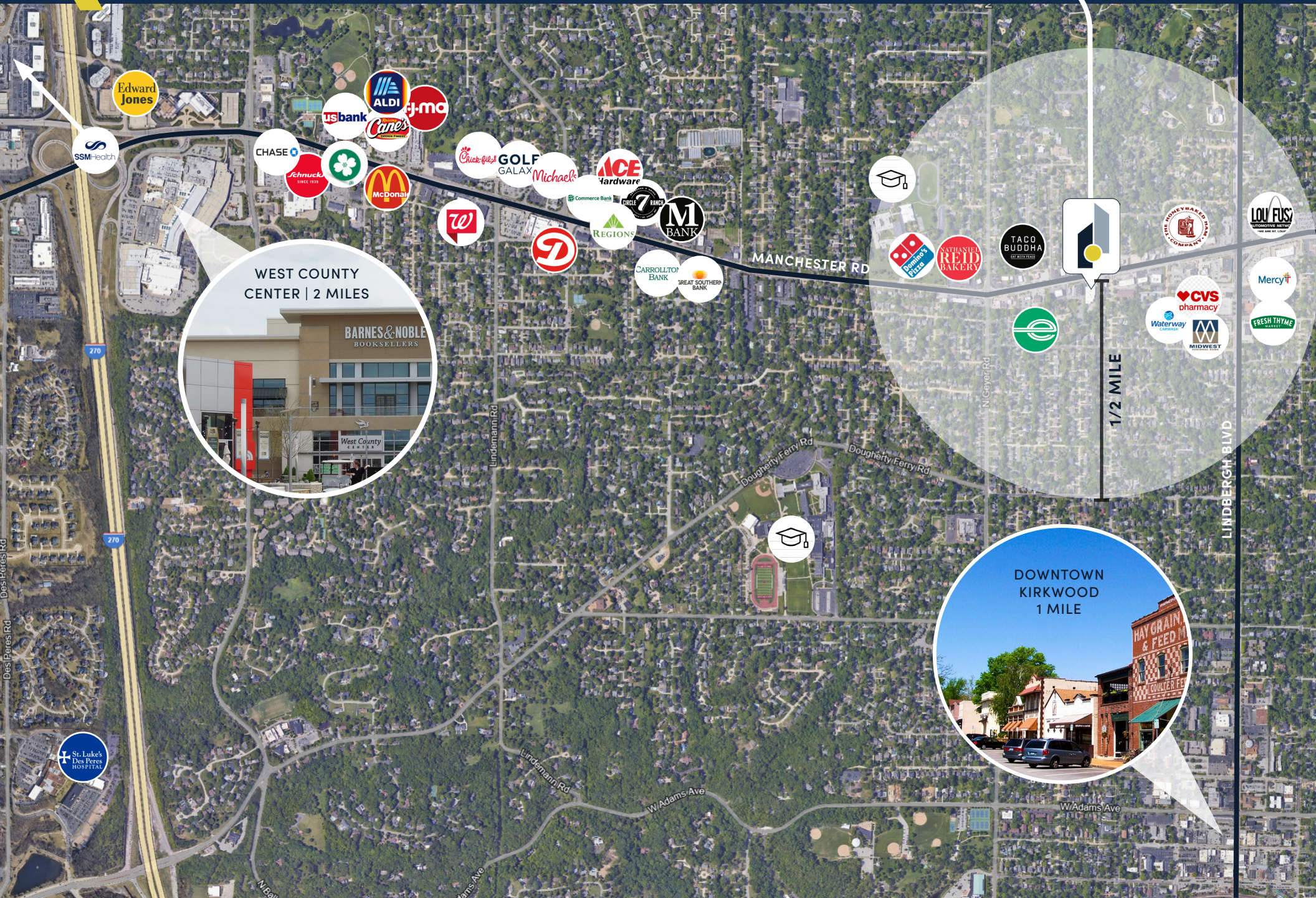
1ST FLOOR



2ND FLOOR MEZZANINE



PRIME LOCATION



CONTACT THE BROKER



ED BAKER | SIOR

Principal

(314)744-8997

ebacker@intcre.com

